



DEPARTMENT OF PLANNING, ZONING & CODE ENFORCEMENT

49 Union Street • Medford • NJ 08055

• PHONE: 609/654-2608 x315

MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT

WEDNESDAY, SEPTEMBER 15, 2021 7:00 P.M.

PUBLIC SAFETY BUILDING, 91 UNION ST. & VIA ZOOM CONFERENCE

PLEASE NOTE: This Meeting is being conducted with remote participation in accordance with guidance provided by the NJ Division of Local Government Services, Department of Community Affairs, as set forth in the Public Notice of this Meeting.

Zoom Meeting ID: 815 4714 8115 // Passcode:493893

ALL SUPPORTING APPLICATION DOCUMENTS ARE AVAILABLE ON THE MEDFORD MUNICIPAL WEBSITE AT: <http://www.medfordtownship.com/zoningboard>

REGULAR MEETING

1. Convening of Meeting
2. Open Public Meeting Statement
3. Flag Salute
4. Roll Call
5. Correspondence
6. Minutes – August 18, 2021 Regular Meeting
7. Reports
8. Agenda

MEMORIALIZATIONS:

Carlie Cattanea, 12 East Lake Circle, Block 3804/Lot 5, ZVE-1098, Resolution #2021-30,

Memorialization of Bulk Variance approvals to construct a new addition of 477 sf and landing with handicap ramp 129 sf; building coverage 22 % existing, 26% proposed, 12% permitted; lot coverage 29% existing, 33% proposed, 30% permitted; rear yard setback 19.33' existing, 9' proposed, 50' required; front yard setback 44.56' existing, 44.56' proposed, 50' required; first side yard setback 14.85' existing, 14.85' proposed, 30' required; second side yard setback 3.94' existing, 3.94' proposed, 30' required, with landing and ramp .42' from side yard property line.

Zone: GD

APPLICATIONS TO BE HEARD:

DePetrus Family Associates 2, LLC, 2702.01/12.03, 207 Tuckerton Road, ZVE-1044

On remand from the Superior Court of New Jersey, applicant is seeking a Use Variance to demolish the existing PNC Bank and build a 4,846 sf building containing up to three tenants, including a fast food restaurant with a drive-thru, and up to two other retail tenants. Applicant is also seeking Bulk Variance approvals as required for lot area whereby 0.898 acres is provided, 0.912 existing, one (1) acre is required for CC Zoning District and 2.5 acres is required for a fast-food restaurant with a drive-thru; for lot frontage whereby 179.69' is existing, 153.9' is proposed, and 300' is required for a conditionally permitted fast food with drive-thru use; for front yard buffer whereby 19.9' is proposed and 40' is required; for rear yard buffer whereby 7.9' is existing, 11.2' is proposed and 15' is required; for parking spaces whereby 25 are proposed and 87 are required; for side yard setback 39' existing, partially 15' provided, 15' required; lot coverage 63% existing, 62.9% proposed, and 60% is permitted.

MEDFORD TOWNSHIP ZONING BOARD OF ADJUSTMENT AGENDA FOR WEDNESDAY, SEPTEMBER 15, 2021

Page 2

DePetrìs Family Associates 2, LLC, 2702.01/12.03, 207 Tuckerton Road, ZVE-1044 (continued)

A Variance is required to provide parking spaces in the required buffer area of 40'. Proposed signage requires Variance relief for facing two public rights-of-way, whereby the sign ordinance only allows signs to face one public right-of-way; and for two walls signs for each tenant, whereby the sign ordinance allows one wall sign for each tenant. **Zone: CC**

9. General Public
10. Executive Session (if required)
11. Additional Action by Board
12. Motion for Adjournment

Beth Portocalis,
Zoning Board Secretary

Please be advised that this public meeting of the Medford Township Zoning Board of Adjustment will be videotaped by the municipality (for recording purposes) as authorized by the Open Public Meetings Act and the New Jersey Supreme Court Opinion in Taurus v. Borough of Pine Hill, 189 N.J. 497 (2007). The recorded videotape of the meeting will be available for public viewing on the Medford Township website, as soon as practicable after the public meeting has concluded.